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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

December 2, 2005

Ms. Judy Nevis
Chief Deputy Director
Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95814

Reference: 2004-2005 City of Aliso Viejo General Plan Annual Report

Dear Ms. Nevis:

Enclosed, please find the City of Aliso Viejo General Plan Annual Report for FY 2004-2005. On November 16, 2005, City Council reviewed and approved the Annual Report, and directed Staff to forward a copy of the report to both your office, and the Governors Office of Planning and Research.

Please feel free to contact me with any questions or comments regarding the report. I may be reached at (949) 425-2541, or you may contact Eugenia Garcia, Planning Director at (949) 425-2525.

Sincerely,

Wayne Loftus
General Plan Coordinator

CC: City Council
City Manager
Planning Director
Governors Office of Planning and Research

Enclosures: 2004-2005 City of Aliso Viejo General Plan Annual Report
Summary of Implementation Program – Calendar
General Plan Implementation Program Elements, 1-1 through 1-20
General Plan Land Use Plan Goals and Policies

CITY OF ALISO VIEJO

INCORPORATED JULY 1, 2001

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**2004-2005
CITY OF ALISO VIEJO GENERAL PLAN
ANNUAL REPORT**

Introduction

This General Plan Annual Report covers the period of July 1, 2004 through June 30, 2005 and is the second annual report prepared and submitted to the State of California by the City of Aliso Viejo, which was incorporated on July 1, 2001. The first report covered the period from July 1, 2003 through June 30, 2004.

Originally conceived and developed as a master planned community in the unincorporated area of Orange County, incorporation took place on July 1, 2001. When commenced as a Master Planned Community, a Master Development Agreement was approved by Orange County establishing development opportunities, as well as a developer responsibility for infrastructure, and developer fees until February 22, 2008; a period of twenty (20) years from original Development Agreement approval by the Board of Supervisors.

Since the date of incorporation, the Aliso Viejo City Council has moved aggressively to establish a vision and community goals that were brought together in its General Plan that was adopted along with an implementation plan on April 21, 2004. Since that adoption of the General Plan, the Housing Element was certified by HCD on July 27, 2004, and the City has approved several Specific Plans, that along with separate Development Agreements have identified development opportunities on the few remaining vacant or under-utilized sites within the City limits.

General Plan Implementation

The General Plan Implementation Program was adopted as part of the General Plan and a number of the work programs have begun. Most notable and important to the overall implementation of the General Plan is the adoption of a Zoning Ordinance, which has procedures, standards, and criteria appropriate to implement the General Plan. The City Council approved a contract for services for the preparation of a new Zoning Ordinance on August 18, 2004. The approved contract provides for the preparation of approximately 70% of the Zoning Ordinance, while Staff is preparing the remainder of the document. Staff has preliminarily concluded that which will be required to implement the goals of the General Plan and subsequent policy direction by the City Council concerning planning and development issues.

When the General Plan was adopted, the Land Use Element included five (5) sites with the overlay designation of Community Benefit Overlay Area (CBO), which is in addition to the land use opportunity for each site identified by the Land Use Element text. The text, under the CBO designation, includes three (3) land use alternatives; one being the existing development opportunity found in the 1988 Master Development Agreement set to expire in 2008, with the remaining two (2) alternatives requiring approval of a

Development Agreement, as opposed to a General Plan amendment. Because an implementing Zoning Ordinance has not been adopted, a Specific Plan, which under State law can serve the same function as a Zoning Ordinance, is also required. As noted by the Annual Report prepared by the City for the period of July 1, 2003 through June 30, 2004, proposals were submitted for four (4) of the five (5) CBO sites, two (2) of which were processed and approved in this reporting period. An overview of the aspects of the two CBO projects that were approved is included later in this report.

Housing Element

Because of the unique origin of the City of Aliso Viejo, there is currently no RHNA requirement for affordable housing. As the City was developing the Master Developer worked with Orange County to establish affordable housing opportunities for initial homebuyers. The County required that 5,000 units be developed as affordable of the 20,000 housing units initially authorized by the Master Plan. On June 11, 2004 the County certified that 5,823 units met the agreed upon criteria which was acknowledged by the Department of Housing and Community Development (HCD) as an adequate substitute for a RHNA allocation for the 2000-2005 cycle. The Housing Element that has been certified by HCD incorporates the City's commitment to achieving affordable housing opportunities in a variety of ways. During this reporting period, the City has taken steps to ensure the construction of affordable units by including provisions for an overall 15% affordable designation for housing units approved in the CBO projects. The CBO sites that have been approved included residential units that were not previously designated by the Master Plan, therefore, the onsite units or in lieu fees that will address the need for affordable units in the City, are guaranteed by the Development Agreement for each of these sites.

The two projects have been approved in this reporting period with an affordable component are:

Glenwood at Aliso Viejo Specific Plan- This is the first of the two CBO projects that the City has approved (January 2005). Glenwood includes 502 residential units in a golf course oriented configuration on 227 acres, together with a clubhouse and conference center, aquatic facilities, and public park amenities. The new development will be incorporated into an existing, privately owned golf course, which is included in the acreage sited above. This project has been approved with the requirement to develop 43 affordable units onsite. However, up to 65 affordable units could have been developed, had additional density bonus units been requested by the developer. Based upon the approved Development Agreement, a \$174,900 in lieu fee to be paid to the City's Housing Trust fund is also required. In the event that no onsite affordable units are constructed, an affordable housing fee in the amount of \$5,489,906 would be required.

Vantis Specific Plan- The second CBO project received City Council approval in January 2005, and could include up to 409 residential units in condominium,

town house, or live/work (residential above commercial office) configuration, as part of a 39 acre, mixed-use residential, office, limited commercial project. The commercial (limited) and office component was approved for up to 515,000 square feet, 181,500 square feet of which is existing and was constructed prior to adoption of the General Plan. Based upon the adopted Specific Plan and the approved AHIP (Affordable Housing Implementation Program), the maximum number of dwelling units that has been proposed for construction is 350, 35 of which will be affordable to Low Income households. In addition to the 35 onsite units to be constructed, an in lieu fee of \$143,100 will be deposited in the City's Housing Trust Fund for use in its efforts to develop affordable housing opportunities. As of June 30, 2005, two Site Development Permits for a portion of the residential component on this site have been approved, which are proposed to include the onsite affordable units.

In the event that no onsite affordable units are constructed, or fewer than 35 are constructed, an in lieu fee of \$132,936 for each affordable unit not constructed will be required for deposit to the Housing Trust Fund. More detailed information concerning projects approved for the phased development of this project appear later in this report.

The above two described residential projects, together with two additional CBO sites are the only properties currently identified for residential development by the City's General Plan. Because the City is built out except as noted above, and except for some vacant parcels designated for Business Park development, the CBO projects are currently the only opportunity for the development of housing, whether it is market rate or affordable.

There are two (2) residential CBO projects, both of which include housing components that are likely to receive approval during the reporting period of July 1, 2005 through June 30, 2006, which will be included in the City's Annual Report for 2005-2006.

The provision for affordable housing units as outlined by the following noted housing goals and policies has moved beyond the General Plan as a policy statement into the implementation phase to address needs within the community (Housing: Goal H-1, Policy H-1.1, 1.2, 1.4; Goal H-2, Policy H-2.4; Goal H-3, Policy H-3.4).

Preservation of Affordable Housing

The City Council on November 17, 2004, adopted an ordinance to address the conversion of residential rental units to ownership (condominium) units. The adopted ordinance includes a variety of provisions that are intended to preserve affordable housing opportunities, create additional affordable housing, and ensure that any housing stock that may be approved for an ownership opportunity be evaluated for compliance with construction and housing codes to ensure that units are safe, sanitary, and livable. Primary features of the ordinance include a 5% vacancy factor that would prevent conversions unless mitigating circumstances are found by the City Council and required upgrades in utility services, parking and fire protection. The ordinance also

requires that there be a 15% affordable unit set-aside and the requirement to address tenant relocation needs. The adoption of this ordinance will assist the City in its effort to address Housing Goals and Housing Policies H-1.4, H-2.4, and H-3.4. Other provisions of the General Plan that address the issue of preserving affordable housing stock include Policy H-2.1 and H-2.2.

Land Development Activity

As noted earlier in this report, the City of Aliso Viejo was envisioned and created as a totally master planned community. The community's developer entered into a Development Agreement with Orange County that remains in effect until 2008, unless, as in the case of the CBO sites, the property owner initiates action with the City to amend the 1988 document that established the development opportunities. Because the City is built out to nearly 100% of its Master Development Agreement potential except for the CBO sites and several small isolated vacant parcels, the bulk of construction activity, either underway or anticipated, relates to the CBO sites and upgrading and minor additions to existing buildings. The projects that have been approved for development within this reporting period, if constructed, will address the demand for residential units, and commercial and industrial space, and assist in implementing the following goals and policies: Goal LU-1, Policy LU-1.1, 1.2, 1.3, 1.4, 1.6; Goal LU-2, Policy LU-2.1, LU-3, Policy LU 3.1, 3.2, 3.4, Policy LU-5.1 and 5.3.

- *Residential:* Two new residential projects were approved during this period, all of which were within a CBO designation, and comprised a portion of the two Specific Plans identified in the segment of this report addressing Affordable Housing. The following projects have been approved for development; however, building permits have not yet been issued:
 1. Glenwood at Aliso Viejo Specific Plan approved development of 502 residential units, a community conference center, aquatics center, and open space and park facilities, together with a clubhouse for an existing golf course. Site Plan approvals for individual components of the project were required with the following approvals granted:
 - Tentative Tract Map 16644 approved January 2005 – 318 single - family detached dwelling units.
 - Site Development Permit SDP04-36 approved March 2005- Clubhouse, aquatics center, conference center.
 - Site Development Permit SDP04-37 approved March 2005 – 184 Town homes, including 43 affordable units.
 2. Vantis Specific Plan approved development of up to 409 residential units and 515,000 square feet of office, and limited commercial space. Two Site Development Permits were submitted for a portion of the residential component of this Specific Plan, but neither of the projects was approved within this reporting period.

- *Commercial:*
 1. Site Development Permit SDP04-28 was approved November 2004 for a 1,277space, seven (7) level parking structure.
 2. Site Development Permit SDP04-29 was approved November 2004 for a two four (4) story office buildings of 120,000 square feet and 140,000 square feet.
 3. Site Development Permit SDP04-30 was approved November 2004 for a 174 room, six (6) story hotel, with a 67,300 square foot fitness club.
 4. Site Development Permit SDP04-23 was approved in January 2005 for development of a three (3) story 82,500 square foot, six (6) level parking garage, with 1,007 parking spaces. Both of these projects are part of the Vantis Specific Plan.
- *Industrial:* No new projects.

Status of Work Program for 2004-2005

- *The Drafting and Adoption of a Comprehensive Zoning Ordinance-* Status: A preliminary draft of a new Zoning Ordinance has been delivered to the City and review is underway, with adoption expected prior to the end of this reporting period.
- *Adoption of Provisions for Home Based Businesses-* Status: Adoption pending.
- *Adoption of a Second Unit Ordinance-* Status: Work effort pending.
- *Parkland Dedication Ordinance-* Status: Work effort pending.
- *Noise Regulations-* Status: Work effort pending.
- *Trails and Greenways Master Plan-* Status: In December 2004, the City entered into an agreement with a consultant to facilitate a streets and master trails amenity plan. The purpose was to review streets and trails amenity needs, study alternative solutions to facility requirements, enhance the City's multi-modal system of roadways, sidewalks, trails and bikeways safely linking together major community activity centers. The plan included a community workshop; site awareness tour; individual and small group session; and is now in draft form for the City Council's review.

Work Program for 2005-2006

The General Plan, Implementation Plan, work program for the period of July 1, 2005 to June 30, 2006 includes:

- Adoption of a comprehensive zoning ordinance.
- Initiation of zone changes throughout the City, as necessary to establish consistency between Zoning and General Plan land use designations.
- Adoption of a Second Unit Ordinance.

- Adoption of a Park Land Dedication Ordinance.
- Adoption of Noise Standards.
- Adoption of the Trails and Greenways Master Plan.
- Adoption of National Flood Insurance Program and Floodplain Management Ordinance.
- Adoption of Green Building Standards and Energy Conservation Requirements.
- Adoption of Crime Prevention Through Environmental Design (CPTED) Standards.
- Streamline Development Review.

Also, the City will complete a comprehensive evaluation of the issues and existing standards and regulations that may be an impediment to the development of housing, particularly affordable housing opportunities. Based upon the completion of this work effort, any proposed new development standards and Zoning Ordinance criteria will be evaluated before adoption, or if currently an adopted standard, may be modified to address affordable housing goals.

Attached to the report are copies of the City of Aliso Viejo General Plan Goals and Policies; a Summary of Implementation Programs, and a description of Implementation Programs 1-1 through 1-20.



Program I-18: Emergency Operations Plan

Implement the City's Emergency Operations Plan (EOP) according to requirements and provisions of the State Emergency Management System. Ensure that the EOP establishes community evacuation routes and emergency shelter facilities and is easily available to the public.

Agency/Department: Public Works & Engineering, Fire Services, Police Services

Funding Source: General Fund

Time Frame: Ongoing

Related Policy: S-3.2

Program I-19: Noise Regulations

Continue to enforce City noise regulations to protect residents from excessive noise levels associated with nuisance and stationary noise sources. Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology.

Agency/Department: Planning

Funding Source: General Fund

Time Frame: Ongoing

Related Policy: N-3.1

Program I-20: Transportation Financing / Measure M Requirements

In addition to establishing a Capital Improvement Program, establish a Development Mitigation Program, Comprehensive Phasing Program, and Performance Monitoring Program to guide construction and funding of circulation improvements, pursuant to Measure M requirements. In addition, collect fees for traffic impacts of new development, and require project proponents to construct and/or fund circulation improvements resulting from new development projects.

Agency/Department: Public Works & Engineering, Planning

Funding Source: Measure M Funds, General Fund

Time Frame: Ongoing

Related Policy: C-2.2



ISSUES, GOALS, AND POLICIES

Five issues have been identified as critical to the future development of Aliso Viejo: (1) promoting a diverse mix of land uses; (2) physically and visually connecting all portions of the community; (3) ensuring long-term fiscal strength and stability; (4) evaluating environmental compatibility of various land uses within the community; and (5) providing adequate public services and facilities to manage growth and meet the needs of City residents.

LAND USE DIVERSITY

Successful communities are characterized by diverse land uses. Residential uses are needed to provide housing for the City's population. Commercial and industrial uses provide jobs for residents and valuable revenue for the City. Public and institutional uses provide educational and cultural benefits, as well as needed utility services. Open space and recreational uses are necessary to encourage leisure activity and improve quality of life. As a diverse master-planned community, Aliso Viejo accommodates all of these important uses.



Goal LU-1	Provide a diverse mix of land uses to meet the future needs of all residents and the business community.
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- Policy LU-1.1 Work to achieve a balance or surplus between the generation of public revenues and the cost of providing public facilities and services.
- Policy LU-1.2 Attract a broad range of additional retail, medical, and office uses providing employment at all income levels and making a positive contribution to the City's tax base.
- Policy LU-1.3 Attract and retain clean light industrial development (such as research and development and high technology) to improve the City's tax base and preserve high-paying jobs.
- Policy LU-1.4 Support efforts to provide beneficial civic, religious, recreational, cultural and educational opportunities and public services to the entire community.
- Policy LU-1.5 Coordinate with public and private organizations to maximize the availability and use of parks and recreational facilities in the community.
- Policy LU-1.6 Support development of hotel and recreational commercial land uses to increase City revenues and provide these amenities to local residents and businesses.

PHYSICAL AND VISUAL CONNECTIONS

The City's attractive urban form is framed by varied topography and the concentration of intense uses surrounding Aliso Viejo Town Center, with less intense uses radiating from this central core. These combined features give the City an attractive, diverse appearance as residents drive, walk, or bike through the community. They also characterize the visual form of the community as viewed from Alicia Parkway and other major thoroughfares. Maintaining this unique form and establishing physical connections between the central core and outlying areas are important priorities for the City.



Goal	Promote a visually-cohesive urban form and establish connections between the urban core and outlying portions of the community.
LU-2	

- Policy LU-2.1 Preserve the current pattern of development that encourages more intense and higher density development at the core of the community (near Grand Park and Aliso Viejo Town Center) and less intense uses radiating from the central core.
- Policy LU-2.2 Create and enhance landscaped greenway, trail and sidewalk connections between Aliso Viejo neighborhoods and to commercial areas such as the Town Center and Aliso and Wood Canyons Regional Park.
- Policy LU-2.3 Identify ways to visually identify and physically connect all portions of the community, focusing on enhanced City gateways and unifying isolated and/or outlying areas with the rest of the City.
- Policy LU-2.4 Encourage land uses that complement (in type, size, scale and design) the community's topography, scenic vistas, and natural resources.
- Policy LU-2.5 Study and create a diverse Aliso Viejo plant identity with emphasis on drought-resistant native species.

FISCAL STRENGTH AND STABILITY

Prior to incorporation, Aliso Viejo experienced rapid growth as a master-planned community under the jurisdiction of the County of Orange. Incorporation allows the City to capture some of the available local sales and property tax revenues. The City can also conduct long-term fiscal planning to achieve economic development goals. Facing a complex array of County tax-revenue sharing requirements, the uncertain nature of State funding sources, and a limited amount of vacant developable land, Aliso Viejo's future land use decisions should minimize negative fiscal impacts to the City. The City also desires to support viable small, family and legal and conforming home-based businesses that fit the community.

LAND USE ELEMENT



Goal LU-3	Encourage development that provides a solid fiscal foundation for the City, diverse employment options for residents, and prospects for successful small and legal and conforming home-based businesses.
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- Policy LU-3.1 Promote development of revenue-generating land uses to help defray the costs of other uses demanding City services.
- Policy LU-3.2 Actively promote Aliso Viejo as an employment center and ideal location for businesses, including national or regional corporate headquarters, by providing and maintaining high-quality services and facilities responsive to the needs of the business community.
- Policy LU-3.3 Provide opportunities for small and legal and conforming home-based businesses to locate, operate, and grow within Aliso Viejo.
- Policy LU-3.4 Encourage innovative mixed-use, pedestrian-friendly development projects to reduce traffic congestion and improve quality of life.

ENVIRONMENTAL COMPATIBILITY

The quality of the environment plays a large part in the success of Aliso Viejo as a community. Proximity to the beach, accessible open space in Aliso and Wood Canyons, good air and water quality, and the visual appearance of the City are all positive contributors to quality of life. Additionally, portions of Aliso Viejo south of Wood Canyon Drive are within State Coastal Zone boundaries, requiring coordination of land use and environmental planning efforts within this area. Maintaining a high quality of life as the community grows and changes, and meeting federal, State and regional standards for environmental protection are high City priorities.



Goal LU-4	Ensure that future development is mutually beneficial to both the environment and the community.
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- Policy LU-4.1 Encourage environmentally sensitive development patterns, promote public education, and enforce infrastructure criteria that protect residents and property from hazards related to slope stability and flooding.
- Policy LU-4.2 In areas where residential and business park or office land uses abut each other, use buffering techniques employing water-conserving landscaping, setbacks, screening, and appearance standards to improve compatibility.
- Policy LU-4.3 Establish and maintain greenway and pedestrian connections between residential and commercial areas, and open space access points.



- Policy LU-4.4 Reduce the discharge of pollutants and runoff flow from urban development to the maximum extent practicable.
- Policy LU-4.5 Ensure City compliance with all applicable federal and State environmental planning requirements.

GROWTH MANAGEMENT AND ADEQUATE PUBLIC FACILITIES

Although Aliso Viejo's population is projected to increase only slightly by 2020, strong demand for public facilities and services will require continued reinvestment by the City and other service providers in new facilities and services. Building and maintaining public infrastructure (including water, sewer, wastewater, utility and drainage systems, as well as parks and libraries) and providing public services (including solid waste collection, fire protection, law enforcement, education and recreation) improves the quality of life and livability of the community, and will help the City establish status as a preferred location for national and regional businesses.

*Growth Management
Coordinated by City of Aliso Viejo*



Goal LU-5	Promote balanced growth with supporting public services and infrastructure.
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- Policy LU-5.1 Integrate land use and public facility planning to provide infrastructure at acceptable levels of service.
- Policy LU-5.2 Monitor and maintain service levels and standards for public services.
- Policy LU-5.3 Ensure that new development is consistent with City and service provider plans to complete needed improvements and funding capacity for such improvements.
- Policy LU-5.4 Cooperate with other agencies to address regional issues and opportunities related to housing, infrastructure, water supply, transportation, and other growth-related planning issues.

LAND USE ELEMENT



Water Supply, Treatment and Distribution

Provided by Moulton Niguel Water District and El Toro Water District



Goal LU-6	Collaborate with local and regional water suppliers to ensure that an adequate water supply is available, that delivery and treatment capacity are adequate to meet the community's needs, and that land use decisions are contingent on the availability of adequate supplies.
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Policy LU-6.1 Actively support efforts of the water districts, as well as regional water suppliers and distributors, to ensure that high quality water is permanently available and deliverable to current development and proposed projects in Aliso Viejo.

Policy LU-6.2 Support efforts by the water districts, suppliers and distributors to research and employ new technologies that improve water service delivery, water security, and/or sustainability of water supplies serving Aliso Viejo.

Sewer and Wastewater Treatment

Provided by Moulton Niguel Water District, El Toro Water District, and South Orange County Wastewater Authority (SOCWA)



Goal LU-7	Work in partnership with local service providers to ensure adequate levels of sewage collection and treatment.
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Policy LU-7.1 Coordinate with the service districts and SOCWA to ensure that adequate sewer collection and treatment facilities are available to meet the needs of current development and proposed projects in Aliso Viejo.

Policy LU-7.2 Support efforts by the service districts and SOCWA to research and employ new technologies that improve sewage collection and treatment services.

Solid Waste Collection, Disposal and Recycling

Provided by Private Service Provider



Goal LU-8	Collaborate with providers of solid waste collection, disposal and recycling services to ensure a level of service that promotes a clean community and environment.
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Policy LU-8.1 Work with local service providers to ensure that City residents are provided adequate solid waste collection, disposal and recycling services.

Policy LU-8.2 Require recycling, composting, source reduction and education efforts throughout the community, including residential, businesses, industries, and institutions, within the construction industry, and in all City-sponsored activities.

Drainage Facilities/Flood Hazard Management

Provided by Orange County Flood Control District and South Orange County Wastewater Authority (SOCWA)



Goal LU-9	Ensure provision of adequate drainage facilities and an adequate level of flood hazard protection for the community.
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Policy LU-9.1 Work together with the Orange County Flood Control District, SOCWA, AVCA and community associations to maintain and provide storm drain facilities, and ensure that the community is adequately protected from flood hazards.

Fire Protection, Emergency Services and Law Enforcement

Provided by Orange County Fire Authority (OCFA) and Orange County Sheriff's Department/Police Services



Goal LU-10	Provide fire protection, emergency response services, police services, and community-based crime prevention strategies of the highest quality.
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Policy LU-10.1 Work with OCFA to determine and meet community needs for fire protection and related emergency services. Ensure that sufficient stations, personnel, and equipment are provided to meet the needs of the City.

Policy LU-10.2 Work with the Sheriff's Department to determine and meet community needs for police services.

Policy LU-10.3 Support efforts by OCFA and the Sheriff's Department to conduct public outreach and education regarding fire safety and crime prevention within the community.

Education

Provided by Capistrano Unified School District, Saddleback Valley Unified School District, Laguna Beach Unified School District, several private schools and Soka University of America



Goal LU-11	Collaborate with local school districts, private schools, other organizations, and Soka University of America to ensure that a range of educational opportunities are provided in superior, accessible facilities that compliment surrounding land uses.
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Policy LU-11.1 Ensure that new development contributes its fair share to the timely construction of new school facilities, to the extent permitted by law, and compatible with other City land use objectives.

Policy LU-11.2 Promote a mutually-beneficial relationship between Soka University of America and the City of Aliso Viejo. Identify ways to better integrate the University with the community, including improving links between the campus and Aliso Viejo Town Center.

LAND USE ELEMENT



Parks, Recreation and Community Centers

Provided by Aliso Viejo Community Association (AVCA) and City of Aliso Viejo



Goal LU-12	Promote construction, maintenance and active use of publicly- and privately-operated parks, recreation programs, and a community center.
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Policy LU-12.1 Work with AVCA to expand and improve community recreation amenities including parks, pedestrian trails and connections to regional trail facilities.

Policy LU-12.2 As a condition upon new development, require payment of park fees and/or dedication and provision of parkland, recreation facilities and/or multi-use trails that improve the public and private recreation system.

Policy LU-12.3 Research options or opportunities to provide necessary or desired community facilities.

Libraries

Provided by Orange County Public Library (OCPL)



Goal LU-13	Ensure provision of library resources that meet the educational, cultural, civic, business and life-long learning needs of City residents.
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Policy LU-13.1 Retain a County library that is community-oriented, provides knowledgeable, service-oriented staff, and offers access to information, books, and other materials in a variety of formats using contemporary technology. Encourage OCPL to develop and implement programs and services for adults, children, and new readers that meet future needs.